

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TWO YEAR
PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING
CLASSIFICATION DISTRICT) FOR TWO YEARS AT SAUNDERS TRAIL;
(WILLIAM AINSWORTH, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Rich Steiger **EXT.** 7936

Agenda Date 2-23-04 **Regular** ☐ **Consent** ☒ **Public Hearing – 6:00** ☐

MOTION/RECOMMENDATION:

1. **APPROVE** REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TWO YEAR
PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING
CLASSIFICATION DISTRICT) FOR TWO YEARS AT SAUNDERS TRAIL; (WILLIAM
AINSWORTH, APPLICANT); OR
2. **DENY** REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TWO YEAR
PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING
CLASSIFICATION DISTRICT) FOR TWO YEARS AT SAUNDERS TRAIL; (WILLIAM
AINSWORTH, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #2, Morris)

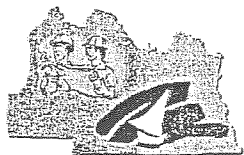
(Rich Steiger, Planner)

GENERAL INFORMATION	WILLIAM AINSWORTH SAUNDERS TRAIL GENEVA, FL 32732	A-5 DISTRICT, LDC SECTIONS 30.43(b)(2), 30.104(a), & 30.103		
BACKGROUND / REQUEST	<ul style="list-style-type: none">• TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME, THE APPLICANT REQUESTS APPROVAL OF A SPECIAL EXCEPTION FOR THE PLACEMENT OF A MOBILE HOME (1987 MODEL) IN THE A-5 DISTRICT FOR TWO YEARS.• THE PERMENANT OR TEMPORARY PLACEMENT OF A MOBILE HOME IN THE A-5 DISTRICT IS PERMITTED ONLY AS A LIMITED USE BY SPECIAL EXCEPTION.			
ZONING & FLU	DIRECTION EXISTING ZONING EXISTING FLU USE OF PROPERTY			
	SITE	A-5	RURAL-5	MOBILE HOME
	NORTH	A-5	RURAL-5	VACANT & MOBILE HOME

	SOUTH	A-5	RURAL-5	SINGLE-FAMILY
	EAST	A-5	RURAL-5	VACANT & SINGLE-FAMILY
	WEST	A-5	RURAL-5	VACANT & SINGLE-FAMILY
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE APPEALS FOR THOSE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>THE TEMPORARY PLACEMENT OF THE PROPOSED MOBILE HOME WOULD NOT BE INCOMPATIBLE WITH THE TREND OF DEVELOPMENT ON NEARBY AND ADJACENT PROPERTIES.</p> <p>AVAILABLE RECORDS INDICATE THAT SEVERAL NEARBY PARCELS HAVE MOBILE HOME USES AS DEPICTED ON THE ATTACHED MAP ENTITLED, "PARCEL LAND USE."</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>SINCE THE PROPOSED USE IS A SINGLE-FAMILY UNIT THAT WOULD NOT BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE REQUEST IS FOR THE TEMPORARY APPROVAL OF A SINGLE-FAMILY RESIDENTIAL USE, WHICH IS THEREBY CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF RURAL-5 FOR THE SUBJECT PROPERTY.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>THE SUBJECT PROPERTY MEETS THE MINIMUM SIZE AND YARD REQUIREMENTS OF THE A-5 DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>THE SUBJECT PROPERTY IS A VACANT LOT. AT PRESENT</p>			

	<p>THE TREND OF DEVELOPMENT IN THE IMMEDIATE AREA INCLUDES CONVENTIONAL HOMES, MOBILE HOMES, AND VACANT PROPERTIES. THEREFORE, THE TEMPORARY PLACEMENT OF A MOBILE HOME AT THE PROPOSED LOCATION WOULD BE CONSISTENT WITH THE CHARACTER OF NEARBY SINGLE-FAMILY HOMES.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE RURAL ZONING CLASSIFICATIONS:</u></p> <p>THE PROPOSED MOBILE HOME IS A CONDITIONAL USE IN THE A-5 DISTRICT. TO ENSURE CONSISTENCY WITH THE GENERAL ZONING PLAN OF THE A-5 DISTRICT AND PROTECT THE CHARACTER OF THE AREA, THE MOBILE HOME SITING STANDARDS ENUMERATED IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE WOULD APPLY AS STATED ELSEWHERE IN THIS REPORT.</p> <p><u>IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RURAL LAND USE:</u></p> <p>THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF SURROUNDING SINGLE-FAMILY, RURAL LAND USE SINCE THE COMPREHENSIVE PLAN DESCRIBES RURAL-5 AS AN APPROPRIATE FLU CATEGORY FOR THE SITING OF MOBILE HOMES AND ACCESSORY USES BY SPECIAL EXCEPTION.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES.</u></p> <p>THE PROPOSED USE WOULD BE SERVED BY ON-SITE SEPTIC AND WELL SYSTEMS. AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE PROPOSED MOBILE HOME ON THE SUBJECT PROPERTY, OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE.</p>
<p>MOBILE HOME / MANUFACTURED HOME SITING STANDARDS; LDC SECTION 30.1401</p>	<p>THE FOLLOWING MOBILE HOME SITING STANDARDS SHALL APPLY WHEN THE PLACEMENT OF A MOBILE HOME IS OTHERWISE PERMITTED BY THE LAND DEVELOPMENT CODE:</p> <ul style="list-style-type: none">• AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE

	<p>PROPOSED MOBILE HOME ON THE SUBJECT PROPERTY;</p> <ul style="list-style-type: none">• THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS;• THE PROPOSED MOBILE HOME SHALL CONFORM TO APPLICABLE BUILDING CODES FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING; AND• THE PROPOSED MOBILE HOME SHALL CONFORM TO THE SEMINOLE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.
FINDINGS & STAFF RECOMMENDATION	<p>THE APPLICANT HAS SATISFIED ALL CRITERIA FOR THE TEMPORARY PLACEMENT OF A MOBILE HOME IN THE A-5 DISTRICT, AS REQUIRED BY THE LAND DEVELOPMENT CODE. FOR THIS REASON, STAFF BELIEVES THE TEMPORARY PLACEMENT OF THE PROPOSED MOBILE HOME, AS REQUESTED, WOULD BE CONSISTENT WITH THE SINGLE-FAMILY, RURAL CHARACTER OF NEARBY AND ADJACENT PROPERTIES IF THE FOLLOWING CONDITIONS ARE APPLIED AS REQUIRED BY SECTION 30.1401 OF THE LAND DEVELOPMENT CODE:</p> <ul style="list-style-type: none">• AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE PROPOSED MOBILE HOME ON THE SUBJECT PROPERTY;• THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS;• THE PROPOSED MOBILE HOME SHALL CONFORM TO APPLICABLE BUILDING CODES FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING; AND• THE PROPOSED MOBILE HOME SHALL CONFORM TO THE SEMINOLE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.• THE TEMPORARY PLACEMENT OF THE MOBILE HOME SHALL BE LIMITED TO TWO (2) YEARS. <p>STAFF RECOMMENDS APPROVAL OF THIS REQUEST, SUBJECT TO THE RECOMMENDED CONDITIONS, THE SITE PLAN SUBMITTED, AND CONFORMITY WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.</p>



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7855 FAX

COPY

APPL. NO. BM2004-001

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

☐

VARIANCE

☐

SPECIAL EXCEPTION

☒

MOBILE HOME SPECIAL EXCEPTION

Request To Put a mobile Home on property For Two year Till I Build new Home 87'

☐ EXISTING ☒ PROPOSED ☐ REPLACEMENT

MOBILE HOME IS FOR

2 years

YEAR OF MOBILE HOME

1980 1987

SIZE OF MOBILE HOME

9' x 11'

1100 sq'

ANTICIPATED TIME MOBILE HOME IS NEEDED

PLAN TO BUILD ☒ YES ☐ NO

IF SO, WHEN

Within

2 year

MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO

☐

APPEAL FROM DECISION OF THE PLANNING MANAGER

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	William Ainsworth	
ADDRESS	P.O. Box 978 Geneva Fl. 32732	
PHONE 1	407-349-2120	
PHONE 2	407-222-1834	
E-MAIL		

PROJECT NAME:

SITE ADDRESS: Saunders Trail Geneva 32732

CURRENT USE OF PROPERTY: Vacant Land

LEGAL DESCRIPTION: Lot 21 Sec 21 Twp 20S R6E 32E BEG NW corner SW 1/4 of NW 1/4 Run E. 251.7 FT 5417.4 S 417.4 FTE 208.7 FT 5417.4 FTE 208.7 FT 5139.3

SIZE OF PROPERTY: 20.25 acre(s) PARCEL I.D. 21-20-32-300-060-0000

UTILITIES: ☐ WATER ☒ WELL ☐ SEWER ☒ SEPTIC TANK ☐ OTHER

KNOWN CODE ENFORCEMENT VIOLATIONS none

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on Feb 23, 2004 (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

William C Ainsworth

1-5-04

SIGNATURE OF OWNER OR AGENT*

DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	William C Hinsworth	
ADDRESS	P.O. Box 978 Geneva FL 32932	
PHONE 1	407-344-2120	
PHONE 2	407-222-1834	
E-MAIL		

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

PROCESSING:

FEE: \$185 COMMISSION DISTRICT 2 FLU/ZONING R5/A-5

LOCATION FURTHER DESCRIBED AS Located on the southside of Cochran Rd and approximately 647 feet from the intersection of Cochran Rd + SR 46

PLANNER PS DATE 1/5/04

SUFFICIENCY COMMENTS

← 242' →

← 443' →

← 212' →

← 420' →

208'

← 17' →

Driveway APP 1000 FT

← 150' →
Trench

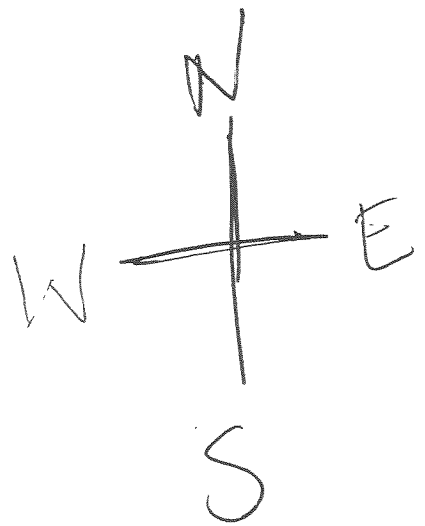
150'

← 300' →


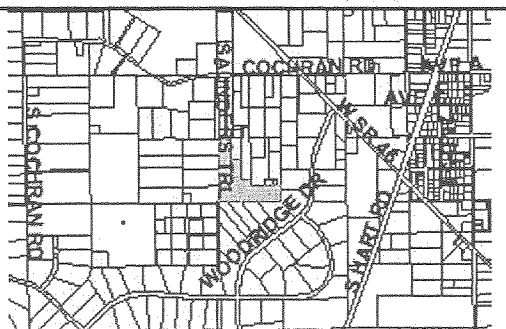

← 150' →

← 360' →

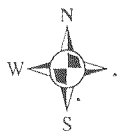
← 1314' →



Saunders Trail
← 1320' →

PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALIS SEARCH	◀ Back ▶																								
 <p>Seminole County Property Appraiser Service 1101 E. First St. Sanford FL 32771 407-665-7506</p>																													
<p align="center">GENERAL</p> <p>Parcel Id: 21-20-32-300-0160-0000 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: AINSWORTH WILLIAM C Exemptions:</p> <p>Address: PO BOX 978</p> <p>City,State,ZipCode: GENEVA FL 32732</p> <p>Property Address: SAUNDERS TRAIL GENEVA 32732</p> <p>Facility Name:</p> <p>Dor: 99-ACREAGE NOT AGRICULT</p>				<p align="center">2004 WORKING VALUE SUMMARY</p> <p>Value Method: Market</p> <p>Number of Buildings: 0</p> <p>Depreciated Bldg Value: \$0</p> <p>Depreciated EXFT Value: \$0</p> <p>Land Value (Market): \$52,624</p> <p>Land Value Ag: \$0</p> <p>Just/Market Value: \$52,624</p> <p>Assessed Value (SOH): \$52,624</p> <p>Exempt Value: \$0</p> <p>Taxable Value: \$52,624</p>																									
<p align="center">SALES</p> <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>09/2003</td> <td>05038</td> <td>1781</td> <td>\$222,000</td> <td>Improved</td> </tr> <tr> <td>CORRECTIVE DEED</td> <td>09/2003</td> <td>05038</td> <td>1779</td> <td>\$100</td> <td>Vacant</td> </tr> <tr> <td>WARRANTY DEED</td> <td>04/2002</td> <td>04381</td> <td>0505</td> <td>\$100</td> <td>Vacant</td> </tr> </tbody> </table> <p align="center">Find Comparable Sales within this DOR Code</p>				Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	09/2003	05038	1781	\$222,000	Improved	CORRECTIVE DEED	09/2003	05038	1779	\$100	Vacant	WARRANTY DEED	04/2002	04381	0505	\$100	Vacant	<p align="center">2003 VALUE SUMMARY</p> <p>2003 Tax Bill Amount: \$902</p> <p>2003 Taxable Value: \$52,624</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>	
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																													

[BACK](#)
[PROPERTY APPRAISER HOME PAGE](#)
[CONTACT](#)



William Ainsworth Suanders Trail








0 150 300 600 Feet



William Ainsworth Saunders Trail



Legend Parcel Land Use

-  BOA site
-  Other Land Use
-  Vacant Residential
-  Single Family
-  Mobile Home

0 225 450 900 Feet

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 21 TWP 20S RGE 32E BEG NW COR OF SW 1/4 OF NW 1/4 RUN E
251.7 FT S 417.4

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owners: WILLIAM AINSWORTH
SAUNDERS TRAIL
GENEVA, FL 32732

Project Name: SAUNDERS TRAIL

Requested Development Approval:

REQUEST FOR SPECIAL EXCEPTION TO ALLOW THE TEMPORARY PLACEMENT OF A MOBILE HOME IN THE A-5 (RURAL ZONING CLASSIFICATION DISTRICT) FOR TWO YEARS AS DEPICTED ON THE ATTACHED SITE PLAN.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Rich Steiger, Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE PROPOSED MOBILE HOME ON THE SUBJECT PROPERTY;
2. THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS;
3. THE PROPOSED MOBILE HOME SHALL CONFORM TO APPLICABLE BUILDING CODES FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING; AND
4. THE PROPOSED MOBILE HOME SHALL CONFORM TO THE SEMINOLE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.
5. THE TEMPORARY PLACEMENT OF THE MOBILE HOME SHALL BE LIMITED TO TWO (2) YEARS.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: